

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
JULY 11, 2005
6:30 P.M.
MINUTES

The work session of the Planning Commission was called to order by Chairman Don Pobuda at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: Don Pobuda, Barbara Figurski, Jim Mortensen, Curt Brown, Dean Tengel and Mark Snyder. Also present was Kelly Kolakowski, Township Planner; Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. and Tesha Humphriss from Tetra Tech, MPS.

Items scheduled for action during the regular session of the commission were discussed.

GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
7:00 P.M.
MINUTES

The regular session of the Planning Commission was called to order by Chairman Don Pobuda at 7:00 p.m.

The Pledge of Allegiance was recited and a moment of silence was observed.

Moved by Figurski, supported by Snyder, to approve the Agenda as written. **The motion carried unanimously.**

A call to the public was made to discuss items not on the agenda. There was no response and the call to the public was closed at 7:03 p.m. Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

OPEN PUBLIC HEARING # 1... Review of special use application, site plan and environmental impact assessment for a 41,680 sq. ft. church located on the southwest corner of Bauer and Brighton Roads, Sec. 35, petitioned by Brighton Christian Church. (05-22)

Planning Commission disposition of petition

- A. Recommendation regarding special use.
- B. Recommendation regarding impact assessment
- C. Recommendation regarding site plan.

Mr. Constantine Pappas, Mr. Jeff Montpass from Boss Engineering, and Mr. Dennis Denhoff from Brighton Christian Church were present.

Mr. Constantine Pappas stated they are proposing a 41,680 sq. ft. church. They are trying to minimize grading and disturbance to the property. They have set the building back to take advantage of the topography of the land. Their layout eliminates the need for mass grading. They are preserving as much of the natural features as possible. Mr. Pappas also states that they are aware that they will require ZBA approval for the height of the cross. They also requested that the Township look at postponing the requirement of Brighton Christian Church installing the bike path on both sides of the road. Mr. Pappas presented a 3-D model of the building with the rest of the phases included. He also presented the colors of brick and fascia that will be used on the building.

Commissioner Mortensen asked with the brick and fascia being presented tonight, where is the metal located on the building and what would be on the roof. Mr. Pappas stated the building will be all brick with an aluminum coping around the top of the building. Mr. Pappas also stated the roof will be a flat roof and will not be visible from the road and it will be covered with a material that is a black membrane.

Commissioner Brown asked if there is any roof top equipment. Mr. Pappas confirmed that there will be roof top equipment and it will be screened.

Chairman Pobuda asked if the petitioner will keep the trees and wetlands as much as possible. Mr. Denhuff confirmed that they want the grounds to be natural and very spiritual. The natural environment is what drew them to the site in the first place.

Chairman Pobuda asked if the petitioner has been in contact with the 2 homes and lots and will they stay or be separate. Mr. Denhuff confirmed that they have separated those lots off.

Commissioner Brown stated that from the east elevation there is not a lot of architecture and suggests that the design could be improved. Commissioner Tengel agreed and would feel more comfortable seeing a rendering.

Commissioner Tengel stated that it does not have the typical architecture of a church. Mr. Denhuff stated that it is a contemporary church that has a modern worship. In addition, we are using our future fellowship hall as the main sanctuary for this phase. Mr. Pappas stated that in the future, the real sanctuary will be built and this will become fellowship hall. The second phase would be approached in about 5 to 10 years.

Commissioner Mortensen asked if there are any another buildings on the site. Mr. Denhuff stated that there is an existing house and their goal is to keep it for missionaries to stay at when on reprieve.

Commissioner Mortensen consulted with Mr. Purdy to verify if there are any problems with using the existing house for missionaries to stay at. Mr. Purdy referred to the Township Zoning Ordinance and stated that it is a single family zoning and it could not be converted into a multiple home. Parsonages are allowed and it has to be used as a

single family residence and the people must live in a single family unit with a single kitchen and common dining.

Mr. Purdy reviewed his letter of June 30, 2005.

- The proposed 121-foot tall cross exceeds the height limit and would only be allowed with a variance from the Zoning Board of Appeals.
- Planning Commission approval is required for the proposed architecture, including materials and colors.
- A bike path should be provided along both Brighton and Bauer Roads
- The Planning Commission may allow existing landscaping in place of the greenbelt and parking lot screening requirements.
- There are two inconsistencies between the landscape plan and table that need to be corrected.

Ms. Tesha Humphriss reviewed her letter dated July 1, 2005.

- The following permits are required before construction:
 - A. Livingston County Road Commission
 - Curb Cut on Bauer Road
 - B. Livingston County Building Department
 - Lead Installation
 - C. Livingston County Department of Public Health
 - Onsite systems proposed for water service and waste water disposal.
- The invert elevation of the proposed forcemain at the crossing on sheet 6.2 is listed as 815 feet. It appears this invert should be 915 feet.
- The proposed lawn slope near the entrance boulevard on Bauer Road is 1 foot vertical to 3 foot horizontal (1:3) which exceeds the maximum allowable lawn slope of 1:4. However, the natural slope in this area exceeds 1:4. Therefore, we recommend the Planning Commission allow the proposed 1:3 slope provided additional stabilization measures are implemented, such as straw, mulch blankets, or sod.
- The listed cover for a catch basin in gutter does not match the current Genoa Township standards, Standard details can be found at www.genoa.org
- We recommend the use of a pedestrian path to allow ease of pedestrian circulation in the parking lot area.
- On sheet SP-7, the asphalt parking cross section should be revised to reflect a .10 gallon per square yard bond coat between lifts.

Mr. Pappas stated that in the future when the new sanctuary is done that they would add walks. They would like the Planning Commission to look at that in the future phases.

To address the concern regarding pedestrian circulation in the parking lot, Mr. Montpass added that they could add striping and sidewalks in the parking lot and which would remove a few spaces since they are plenty over on their parking spaces.

Ms. Humphriss confirmed that would be a step in the right direction. She also added that one path in each parking lot would be better.

Commissioner Tengel would like to make sure that they are clearly designated, he suggested a different surface and markings.

Commissioner Brown asked Mr. Purdy if he reviewed the second phase of the church also. Mr. Purdy stated that he did not because it is not up for approval.

Chairman Pobuda stated that when there is phase by phase we generally approve it with retention ponds and parking and we have not seen this as a whole plan.

Chairman Pobuda questioned if there are any other buildings on the property besides that house. Is the church going to need a barn to store equipment in? Mr. Denhoff stated that there is a two car garage under the house. If the church would need to store anything they could store it in there. The church contracts a landscaping company to take care of the lawn.

Chairman Pobuda asked the petitioner about the land across the street that they own and what their plans are. Mr. Denhoff stated they would have no use for it and would like to sell it.

Chairman Pobuda questioned about fire truck access. Mr. Denhoff stated the fire department has reviewed the drawings and the concerns have been corrected. Chairman Pobuda requested that the petitioner keep the existing drive as an emergency access. Mr. Denhoff agreed.

A call to the public was made at 8:17 p.m. with no response.

Moved by Mortensen, seconded by Figurski, to table to a future meeting per the petitioner's request, to submit new drawings and color renderings. **The motion carried unanimously.**

Moved by Figurski, supported by Brown to approve the minutes of June 27, 2005. **The motion carried unanimously.**